

that would justify renting the property. In other words I do not believe by making repairs and renting the property that Miss Dutrow's net return would be sufficient. The fact that there is no rear entrance, no garage and no land on which to build one, and the joint alleyway or walkway has a tendency to keep this property from being a good rental property.

Q. Would you have an idea as to the amount of repairs required to rent this property.

A. No. I have not. I do know that it would cost at least \$1,000 to modernize the kitchen, and to replace the kitchen floor, still leaving the remainder of the property untouched.

Q. Do you feel that it would be to the best interest of Miss Dutrow if house No. 135 was sold at public or private sale.

A. Yes, this dwelling at the present time is being rented unto Mr. and Mrs. Simmons at a monthly rental of \$33.00. This house is practically the same size as No. 133, except that it has a hand fired pipeless furnace, and a bucket a day hot water heater. The house is not in such a poor state of repair as 133, but it to needs complete renovation, including a new heating plant. I believe that the proceeds received from the sale of these houses would yield more income to Miss Dutrow if properly invested in stocks or mortgages, and particularly mortgages.

To The Gen: Int: As propounded by C. Clifton Virts, Examiner.
Nothing Further.

J. William Virts